

1933

Department of Land Revenue

OFFICE Bd of RevSTATION Mandras

No.

Dated

Date

Initial

To whom sent

Given for copying

Copied

Examined

Signed

Given for despatch

Despatched

Indexed

To be destroyed on*

Pages in the file

(SUBJECT.)

Alienation. Land (5 Kanana) - Manu,
 Tank and town. Town hall and
 Municipal Office - Municipal Council
 Man gator. Negatived - 30 ^{Recorded} ~~Comm~~



Revenue Department.

B-3261



Alienation - Land - (South Kanara) -
Mangalore Town - Portion of Central
Maidan - Construction of a Town Hall
and Municipal Office - Municipal Coun-
cil, Mangalore - From the Collector of
South Kanara, L.Dis. 2698/33, dated the
9th June 1933.

PP3249

Endorsement No. 1943-F/33-1, dated the 19th June 1933.

Regd no 17 R.C
copy 22 203.
Jm 26/6

Referred to the Board of Revenue for remarks.

T. N. S. Raghavan,
Under Secretary.

To the Board of Revenue, Land Revenue and Settlement,
(with enclosure).

24/6/33
Jm 26/6

removal of 27

F o r w a r d e d.
(By Order)

B. S. Sundaram
Superintendent.

A.s.

Copy of letter from the collector of South Kanara,
L.Dis.No. 2698/33 dated 9th June 1933.

Alienation--Land--Mangalore Town--Portion of Central Maidan--
construction of a Town Hall and Municipal Office.

I forward herewith letter No. Ref.208/33-34 dated 23rd May 1933 from the Chairman, Municipal Council, Mangalore, being the application from the Council for the alienation of a portion, measuring about 5 acres, of the Central Maidan, for the purpose of building a Town Hall, Municipal Office, Theatre and for utilising the remaining portion for a Park etc.

When the Municipality first obtained control of the maidan under G.O. 856 Revenue, dated 12th April 1907 there was a talk of improving it. So far, I do not think anything has been done to improve it by making grass grow on the bare patches or by making part of it suitable for a recreation ground. Even the ground has not been levelled. I have therefore not much faith in the Municipality being able to carry out any large scheme of improvement such as is now proposed.

The Municipality may have need for a new office; but I doubt the real necessity for a Town Hall. Further they are making a mistake in starting the scheme without adequate funds. They have at present Rs.10,000/- and hope to get from other sources an equal amount. I am not sure whether they are certain of getting this other amount. Their ~~statements~~ statements are much too vague. If these funds are available, those who control the funds should have given a written assurance that the money was available for the present purpose. They also propose to get the permission of the Government to sell their present building and appropriate its proceeds. I am not aware that the scheme finds favour with the public and I do not think that the public of Mangalore will readily agree that as much as one-fifth of the Maidan should be given up as it is not likely that the compound ~~there~~ ^{thus} made over to the Municipality will be open to the public. I also do not anticipate that good subscriptions will be forthcoming from the public for the purpose. Before the Government agree to give up this portion of the maidan to the present scheme, I think there should be a general meeting of the townspeople

to ascertain public opinion on the proposal.

If only an office is wanted by the Municipality, I think it could be built on the smaller maidan opposite the Telegraph Office. Further there is little call for a theatre since there are two 'talkie' houses and these meet ordinary needs and so a hall available as a theatre than emergency will not find much custom. This has been proved elsewhere.

As the Municipality in all these years has done nothing to improve the maidan from the point of view of public recreation and as at present it does not seem able to indicate the possession of enough funds to start such an enterprise as a combined Town Hall and Municipal Office, I do not recommend the alienation. The funds at their disposal indicate a much more modest scheme.

From the Chairman, Municipal Council, Mangalore
Ref.C.No.208/33-34, dated the 23rd May 1933.

In the address presented by the Municipal Council to His Excellency the Governor of Madras on his visit to Mangalore in October 1930. the following was one of the requests made therein.-

We may be permitted to represent that one of the crying needs of the town is a decent Town-Hall, and a suitable building for the Municipal Office. Contributions have been collected for this purpose to some extent. We therefore request that Your Excellency's Government may be graciously pleased to grant us either the small maidan opposite the Telegraph Office, or the portion of the Central maidan to the north of the St. Paul's Church compound and permit us to dispose of the present Municipal Office building, in order to enable us to construct with the sale proceeds and the contributions a suitable building which would serve the purposes of both the Town Hall and the Municipal Office. We are prepared to agree to vest the building in Government on the same conditions on which the present Municipal Office building vests."

His Excellency the Governor had made the following reply.-

"As regards your proposed new Town Hall, if you make definite proposals to my Government, I shall see that your requests are duly considered."

I have now been authorised by the Municipal Council to submit an application for alienation in its favour of a portion measuring about 5 acres in extent and forming the north

western

western corner of the maidan as per sketch enclosed. It is proposed to utilise 2 acres of land for a building which would serve the purposes of a town hall, municipal office and a theatre and the remaining three acres for a Public park, Tennis courts, etc.

4. The Council has to its credit a sum of -
 Rs. 9,675 in Government securities ear-marked for a municipal Office building and expects a further sum of Rs.10,000 - Private contributions collected in the past and held in trust by private parties for the town hall, to be placed at its disposal for the purpose. The building in which the municipal office is now held was made over ^{to} the Council for appropriation to municipal purposes, subject to the condition that if, and when, no longer needed, or used for such purposes it will be replaced at the disposal of Government--vide G.O.No.401-W., dated ~~23-3-1908~~ ²³⁻³⁻¹⁹⁰⁸. It is proposed to request Government to permit the Council to sell the ^{land} building with the site and utilise the proceeds towards the construction of the new building. The Council is prepared to agree to vest the new building in Government on the same terms as the existing building.

5. I request therefore that Government may be pleased to alienate in favour of the Council the portion of the maidan referred to above and also permit the sale of the existing municipal office building.

6. If the Government are prepared to consider favourably the above request, necessary plans and estimates for the new building will be got up prepared and submitted for approval.

7. A copy of the Council's resolution is enclosed.

Extract from the Proceedings of the Mangalore Municipal Council, dated 24th April 1933.-

PRESENT.-

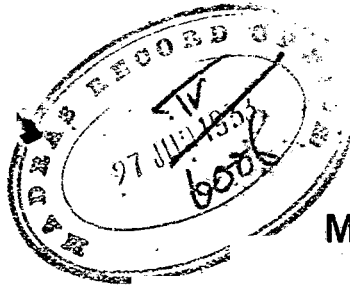
27. Read report of the Committee appointed to report the subject of the construction of a Town Hall.

The Committee's report is accepted and the Chairman is authorised to address the Government in the matter.

(True extract.)

Municipal Office, Mangalore, I
Dated the 23rd May, 1933. I

Sd. . . .
Chairman.



E-3149
F. B. B. B.

MEMORANDUM IN 1933

REQUESTED

that a G.O. 856
Rev dated 12-4-1907 and G.O.
40.170 of 23-3-1908 and the
R.O. 8 thereon may be sent

REVENUE BOARD OFFICE
(LAND REVENUE)
Madras;

190

placed
ablt
Superintendent
Isod is of the
Secretary.
E. R. R. R.
G. R. B.

The Curator. M. R. O.

Madras Record 011

Enat no. 6006 dated dated 24-6-1933

All the papers except the B.P.
on G.O. no. 401 w dated 23.3-1908 are
furnished to B.P. on the G.O. is available
~~the G.O.~~ ^{it} not having been communicated
to the Board Please acknowledge receipt

NW

27-6-33

To
Director

The Supt,
Board of R

M. S. S. S.

For Director

27-6-33.

REVENUE BOARD OFFICE

(LAND REVENUE)

Madras

180

amenation. Land
(S. Kanare). Mangalore
Town: Portion of Central
Maidan. Town Hall
and Municipal Office

Col's letter L.D. 2698-3349-6-33
Ref B3261-33-18) 3-7-3

The collector is requested
to ~~rep~~ submit ^{hys} a sketch
of the maidan situated
opposite the Telegraph
Office and to report:-

(i) How it is registered
to in the accounts, ~~and~~
in whose control the land
and the S.No and area
of the maidan

(ii) The extent required
by the Municipal comm.
for office and town hall
purposes. and

(iii) The S.No and extent
of the site occupied
by the present Municipal
Office and the market
value of the buildings

^{no}
6.8.34 by 12/10/34 ^{by} 3/1/35



REMINDER.

12 AUG 1933

DEPARTMENT.

C.F. 98

Branch.

REPLY.

To THE Secretary to the Board
Land Revenue
Naduv

The undersigned ~~has the honour to invite~~
is directed to invite

~~invites~~

attention to the communication noted in the
margin and to
request that
this reminder may be returned ~~at once~~ with
information as to—

- (1) the stage at which the matter now is,
- (2) the date by which a reply may be expected, and
- (3) the circumstances which have caused the delay.

2. It is requested that the reply to this
reminder may be sent not later than 16.8.33

Office

Station

Dated

Signature.

Designation.

SUBJECT.

Abenashan Land. Mangalore Th. &
town. P. 10th of Central Board on
Town Hall & Municipal Office

I hope to reply
on Aug 12th
S. Anne
C. H.

1661

To Ad (CR)

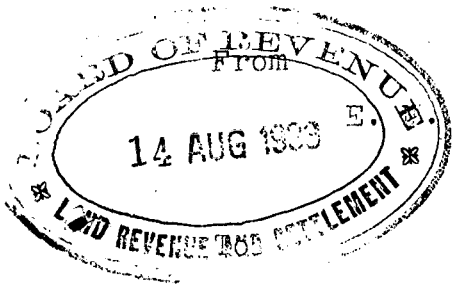
The collector may be
reminded again on 25 & 33

SKO
P. 232 1/2

1214833

17

South Kanara Collector's Office,
Mangalore, dated 12th August 1933.



E. E. Gawne, Esq., I.C.S.,

Collector of South Kanara.

The Secretary to the Board,
Land Revenue & Settlement,
Madras.

Sir,

Alienation--Land--Mangalore Town--Town Hall and Municipal
Office.

p.150f Ref:- Board's reference No.B.3261/33--1 dated 3rd July 1933.

The 'Telegraph Maidan' is T. S. No. 285 in the village of Attavar and measures 3.93 acres. In the revenue accounts it is shown as R. S. No. 416 and is registered as Road Poramboke. There are two small buildings at the north end of the maidan which belong to the police department and so it is said that the maidan is under the control of the police department. I do not think however that the maidan can be said to be under any one's control since the maidan is just an open place and is not used for any purpose. Neither has it been improved at all. I have marked at the south end an extent of 2 acres, which the Municipal Council says would be the minimum extent required for office and town hall purposes. The maidan slopes gently to the south and as I have shown in the plan there is a natural drain running diagonally across the ground. This and the slope of the ground and the lack of grass make the maidan unsuitable for games and so it is just an open space.

2. Immediately to the north of this maidan, across the road marked as Cantonment road in the plan is the second maidan. This is the police maidan proper and it contains the police offices, and their football and basket ball grounds. The police also parade here daily.

Further north again there is the main maidan on which

Municipal council desires to build. It is seen from the Proceedings of the Council. of which I enclose a copy, that the Council ask for the land first in the north east corner and railing that in the north west corner. I enclose a plan of the main maidan too. The maidan slopes to the west and I am told that the difference in level between east and west is nearly 30 feet. It is the eastern side that is used for games. At the southern end cricket is played daily and the Government College have a football ground at the northern end. I understand that the College has lost a playing field which it used to rent at the other side of the College from the Railway Co. and that this football ground is new.

In any case the whole of the east side of the maidan is in daily use for games. There can be no question of giving any of it up for building.

3. At the north west ~~side~~ there is a long established tennis court of the Cosmopolitan Club where the popular annual open tournament is played. Further to the east of this Court the land is fairly level and unorganised games are played there. The only possible place that could be given up would be the south west corner close to the Church. I have pinned a piece of paper showing 2 acres on this spot. The ground here slopes a good deal, too much for games but not too much for building. The ground is cut up by natural drains and there is very little grass. There is also a wide pathway running across the maidan here, though this is not a path that has to be considered. It is only just a convenient short cut.

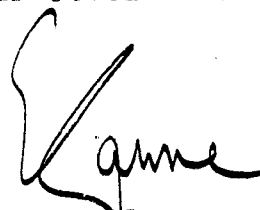
4. The site occupied by the present municipal office is R.S. No. 1555 of Kasba Bazaar (T.S.No. II.9.551). It is registered as poramboke and measures 46 cents. The Tahsildar has valued the buildings at Rs. 10,000 as they are very old. The site cannot be worth less than Rs.2,500/- as it is a very good site on the Bunder.

I have inspected the building. The original purpose of the building must have been a court with large cells underneath. It is surprising to me that the Council is dissatisfied with its office. Upstairs there are four very large rooms or halls, leading from one to the other. The first two are clerks' rooms, the third is the Council room and the fourth is screened so that one third is

is used by the Chairman. The rest is unused. Below there are rooms running the full width of the building which are said to have been used as prisons. They are now extremely useful for storing all the miscellaneous stuff that a municipal council requires. On the west side there is a compound and on the north there are four sheds for lorries, latrines etc. A very noticeable feature of the building upstairs is the remarkable size of the windows on all sides. The lighting was so very good that I enquired whether some Chairman in the past, wise beyond his time, had installed this splendid lighting. But I was told that no improvements had even been done upstairs. I can only suppose that the Council does not value this building because it gets it for nothing. No doubt the Bunder is not in the centre of Mangalore. But it is less than half a mile from the Bunder to the Maidan and the Bunder must be considered at least the centre of the business activities of Mangalore.

I am told that some years ago the site and building could have been sold easily for Rs.60 000, as it is such a splendid site for a business firm. But there are none to go in for new business quarters nowadays. But in view of the fact that the Council has made no improvements to the buildings--and indeed does not even mend the broken windows so far as I noticed--there could be no grounds for the Government to make a present of the site and the building to the Council except out of simple generosity. So far as I remember the Council in its application did not mention what an adequate office it had present.

Your obedient servant,


Collector.

Extract from the Proceedings of the Mangalore Municipal Council
dated 17th July 1933.

Present.

* * * * *

15. Read letter Ref. E--3-3474/33, dated the 8th July 1933,
from the Collector of South Kanara, stating that the Board of
Revenue wishes to know the extent that would be needed by the
Municipal Council for an office and Town Hall omitting any pro-
vision for tennis court or public gardens.

The Council considers that 2 acres of land is the absolute
minimum that will be needed for the Municipal Office and Town
Hall. The Council further resolves to request the Government
to alienate in favour of the Council, 2 acres preferably in the
north-eastern corner of the Maidan for the purpose. If that is
not possible the north western corner.

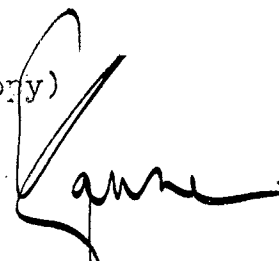
* * * * *

(True extract)

Municipal Office,
Mangalore, dated 29th July 1933.

Sd/ K.Vittal Shetty
Chairman, Munl.
Council.

(True copy)


Collector.

Location = Land = (S. Kanara)
Mangalore Taluk and town.
Town Hall and Municipal office

READ ALSO —

RESOLUTION. *Perence* *3261-33-B*
No. _____, dated *1. 9* 19*5* ,

Done
1926

submitted to the Govt
the Commissioner
and Revenue and
element inspected
sites on 26.8.33.
Board agrees
irely with the views
e collector and
siders that there
ot the slightest
ification for
nd doing the pre
icipal office or
alienating any
ion of any land

for the erection of a
new municipal office

If the Govt, however,
considers otherwise, -

the Telegraph-maidan
is the place in which

the alienation should
be allowed. In any

case, the Board
considers that there

is no justification for
allowing the Municipal

council to appropriate
and sell the site of

the present office and
the buildings thereon

3 The collector is
requested to submit

another set of sketches
for the Board's file

Eko
218.30
218

1-9-33

See Secy to Govt. P.O.
Municipal sketches. (Para 1 & 2
and)
CPIS-236258

To the Govt of S. N. P.
3
are & only
DESP
14 SEP 1933
v. C.

And 3/9
T.K.B.



From

E. M. Gawne, Esq, I.C.S.,

Collector of South Kanara.

To

The Secretary to the Board,

Land Revenue & Settlement,

M a d r a s.

S i r,

Alienation--Land--Mangalore Taluk and Town--Town Hall and
Municipal Office--sketches submitted.

Ref: Board's reference B. No. 3261/33-2 dated 1st September
1932.

Herewith a set of sketches for the Board's file.

Your obedient servant,

Collector.

R.F. XV-26.

District . South Kanara .

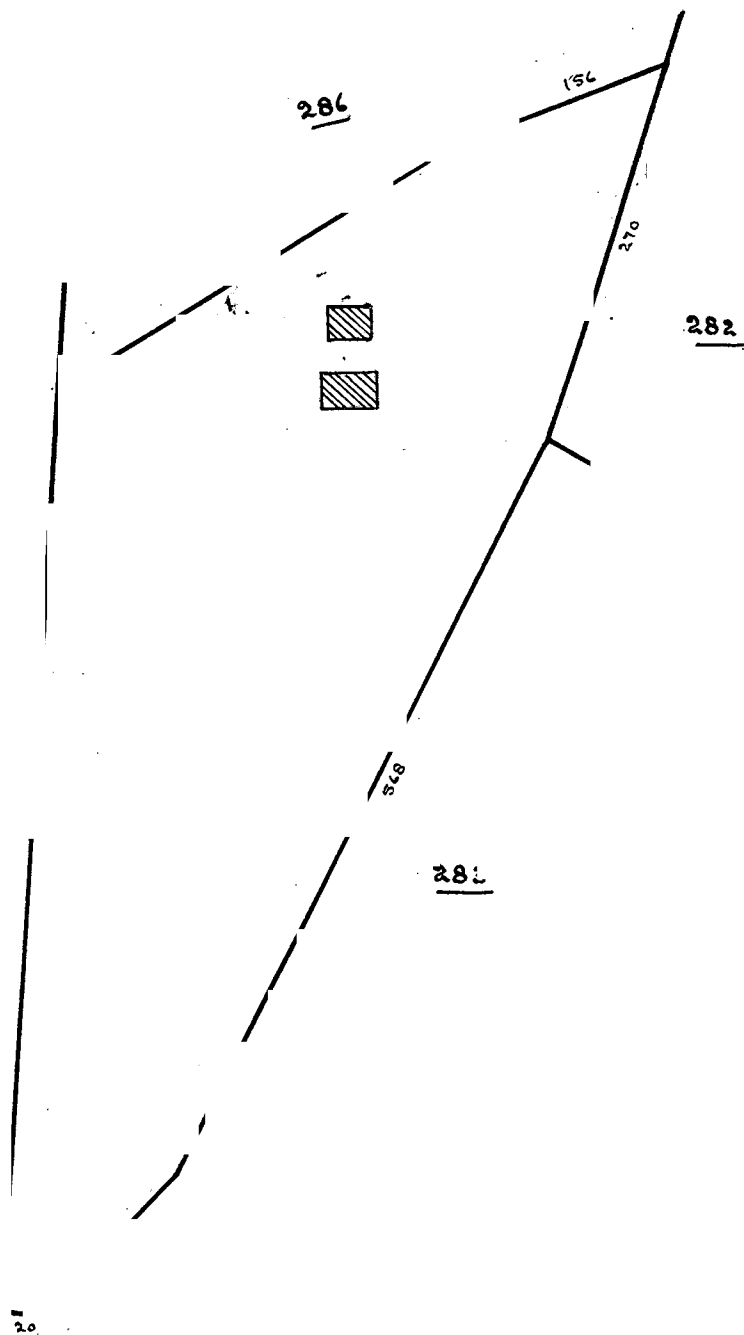
Taluk . Mangalore .

27

Village { No. 26
Name Attavar .

VI . 13 . J . S . Field No. 285

a 3.93 . Acres.



1. S. 28.5 (V. S. 410) - Telegraph maidan

1. Tent Goddion . near under Police. work shop

2. Solitary cell

P. M. M. M.
26.9.33
M.

S. S. S. S.
Shankappa
23.9.33.



Received 1933. Registered.....1933.

Abstract.

Alienation - Land - (South Kanara) - Mangalore Taluk and Town - Town Hall and Municipal Office - Municipal Council, Mangalore - Negatived.

Revenue Department.

G.O.No.1825 MS.,

dated the 11th October 1933.

Read the following papers:-

From the Collector of South Kanara, L.Dis.No.2698/33.
dated the 9th June 1933.

From the Board of Revenue, Land Revenue and Settlement,
the 1st September 1933.

R D E R :-

The Government see no justification for abandoning the present Municipal Office at Mangalore and are not prepared to alienate a portion of any of the maidans in the town for the construction of a new Municipal Office and Town Hall.

(By Order of the Governor in Council)

J.A.Thorne

Secretary to Government.

To the Board of Revenue, Land Revenue and Settlement

Local Self-Government Department.

Copy to the Collector of South Kanara

F o r w a r d e d .

(By Order)

P. Krishnan
12/10/33
Superintendent.

alienation Land
(S. Kanara).

Mangalore Taluk and
Town. Town Hall and
Municipal office.

Municipal Council,
Mangalore. Negatives
30 Recorded

f 31 c6

B 5571/33 D

Res (mis) 2876 24.10.33
Recorded

N-FD

Exh
16.10.33 17.10.33

17.10.33

Ms

S
AS(LR)

Note File

Alienation Land (S. Kanara)
Mangalore Taluk and Town-
Town Hall and Municipal
Council, Mangalore

B3261/33 p 146

B4348/33 PP 17 to 19 &

To AS(LR)

Please see the Govt Encl
at p 146, on the Board's reference
at p 15 CR and the collector's
reply at pp 17 to 19 of

2 In his letter of 23-5-33
forwarded to the Board with the
Govt Encl. at p 146, the chairman,
municipal council, mangalore,
Applied for the alienation of an
extent of about 5 acres forming
the north western corner of the
central municipal office, theatre, park, etc.,
(Maidan for a Town Hall) In

b21 ch

its resolution of 17.7.33, the Municipal
Council has reduced its
requirements and has stated
that 2 acres of land is the
absolute minimum that will
be needed for the Municipal
Office and Town Hall. The extent
of 2 acres should preferably be
in the north eastern corner of

p21.46

the maidan or in the northwestern corner, if the former is not possible. In his report at pp 17 to 19 c6 the collector has expressed the opinion that 2 acres ^{can} ~~may~~ be made ^{available} alienated either in the Telegraph maidan or in the main maidan. Since the Municipal Council wants land only in the ^{main} maidan ~~only~~ and since the extent is available, the question of the alienation of land in the Telegraph maidan may be dropped. Regarding the lands available for alienation in the main maidan, the collector has definitely stated that the whole of the eastern portion of the maidan is used for games and that no portion of it can be given for the construction of the building. Hence the only portion available is ~~to an~~ extent of 2 acres situated to the north of the church ^{in the South-Western corner}. A piece of paper indicating the 2 acres is pinned to the sheet in the sketch.

The maidan was placed under the control of the Municipal Council in Po. 856 Rev 5/12-4-07. The extent of two acres will have to be formally resumed and reallocated in favour of the Municipal Council. The Collector may be requested to report whether the Municipal Council agrees to the alienation of an extent of 2 acres situated to the north of the Church and if so, the Collector may be requested to submit proposals in the prescribed form for the alienation of land ^(with plotted matches in duplicate) and revenue after getting the consent of the Municipal Council agreeing to the usual conditions of alienation, to pay the value of the trees on the land and to construct the town hall and the Municipal office within two years from the date of the grant ^{at present}.

3 The Site occupied by the Municipal Council contains buildings now valued at Rs 10,000. The Collector reports that it is

and the building would have fetched Rs 50,000, as it is a splendid site for a business firm.

The land with the buildings thereon were placed at the disposal of the Municipal Council in Rs 401-W of 23-3-08 to be used for municipal purposes. The Chairman

has now requested that sanction ^{may} ~~should~~ be accorded to the Municipal Council to sell the building with the site and to utilise the sale proceeds towards the

construction of a new building.

The Council is however prepared p 69

to erect the new building in front on the same terms as the existing building. The collector's report shows that the Municipal

Council has not ^(been) ~~been~~ paying sufficient attention towards the upkeep and repair of the

building ^{He considers} ~~and~~ that there are no grounds for the Govt to make a present of the site and the building to the Municipal Council.

These are if the Municipal Council is not satisfied with the building handed over to it by the Govt and if it wishes to move on to new buildings the old buildings should be surrendered to the Govt. The conditions subject to which the buildings were transferred also require the surrender of the land with the buildings. The collector may be requested to inform the Municipal Council that the Govt are not prepared to make a gift of the site of and of the building to it and ^{without compensation} it is willing to surrender the land and the building transferred to it in Rs. 40/- 20/23. 3.08 if it decides to construct a new town hall and Municipal office in the main bazaar. For orders

Sd/-
17.8.33

It seems better to obtain the orders of the Govt. before proceeding further in the matter.

The Colr. at first stated that the Municipal Council might have

need for a new office, but he doubted the real necessity for a Town Hall. Now after inspecting the municipal office building, he is surprised to find that the Council is dissatisfied with its office which is spacious and well ventilated and quite adequate for the requirements of a municipal office. It is also more centrally situated than the proposed building in the maidan would be. The Colr. thinks that the Municipal Council does not value this building because 'it gets it for nothing'.

The Colr. has also pointed out that the Municipal Council has started the scheme without adequate funds. It has at present a sum of about Rs 10,000/- in Govt. securities earmarked for a municipal office building and hopes to get an equal amount now held in trust by private parties for the town hall. It also expects that Govt. will permit it to utilise the sale proceeds of the existing municipal office building towards the scheme. As pointed out by the Colr., the Municipal Council's statement that it will get a sum of Rs 10,000/- from private parties is vague. If this amount is available, those in control it should have given a written

p 3 f

assurance that the money was available for the present purpose. There are also no sufficient grounds for the Govt. to make a present of the site and building of the existing office valued at Rs 12,500/- to the Municipal Council, though it agrees to have the new building on the same terms as the existing one.

Even in his first report the Colr. did not recommend the alienation.

The Board may report to the Govt. that the necessity for a new municipal office building has not been made out and that in any case the question of alienation can be considered only if the Municipal Council shows adequate funds at its disposal, as the sale proceeds of the existing building & site cannot be sanctioned toward the scheme. The Board may also point out that only 2 acres of land either in the Telegraph Maidan or in the S.W. corner of the Central Maidan (not in the N.E or N.W. corner as required by the Council) will be available, if alienation of Govt. land is to be sanctioned for a new building.

For orders

Sd/-

18803

8



50537
22.8.33

South Kanara Collector's Office,
Camp: Karkal, dated 17th Aug. 1933.

A paper pending with the Board now is the application of the Mangalore Municipal Council for part of the Mangalore Maidan for construction of a Municipal office. I mention this in case you would like to send the papers to Hall for inspection while he is at Mangalore next week.

Yours sincerely
anne

To

A. R. MacEwen, Esq, I.C.S.,

Secretary to the Board,

Land Revenue & Settlement,

M a d r a s.

Please see the 10-0 above

A note on the subject will be found at pages 1 to 7 above.

It is for orders whether the file may be sent to M2 for local inspection

2/10/33
22/8/33
Sub
22/8/33

12/22/8/33

S

This is M3's subject, but would he like to
have M2's views?

URGENT.

A-44/22.8.33

M3.

From the C.M. report I
conclude that the repl.
scheme deserves opposition.
But as M2 is at Bangalore
perhaps he would look into
the matter personally. If he
agrees with C.M. the opposition will
be much strengthened.

SECY.
22 AUG 1933

M2

22/8

Inspected.

I agree entirely with the Collector. There
is not the slightest justification for
abandoning the ground office or for
abolishing any portion of any maidan
for the erection of a new office. If it
is the place in which an abolition
should be allowed. In any case there
is no justification for allowing the Council
to appropriate the ground office
Ab. 8.20

SECY.
28 AUG 1933

11

pp23+24cf

Issued as B's Ref B2261-33-2

07/1-9-33

B5571/2.

p 31 y

M2
M3
As (le)

To AS(LR)

Draft sub's

2ho
96002
Sub
17.10.33

2. The file is marked to M2 + M3
with reference to office order no
148/1933

17.10.33

S
H
19.11

M
B
20.11.33

I'm very glad of this

RECV
24 OCT 1933